

BEFORE
THE PUBLIC SERVICE COMMISSION OF
SOUTH CAROLINA
DOCKET NO. 2019-340-E - ORDER NO. 2019-867
DECEMBER 19, 2019

IN RE: Application of Duke Energy Progress, LLC)	ORDER APPROVING
for Approval of the Transfer and Sale of)	SALE AND TRANSFER
Property in Asheville, North Carolina)	OF PROPERTY IN
)	ASHEVILLE, NORTH
)	CAROLINA

This matter comes before the Public Service Commission of South Carolina (“Commission”) on the Application of Duke Energy Progress, LLC (“DEP”) for approval of the sale and transfer of certain property in Asheville, North Carolina. Pursuant to S.C. Code Ann. Section 58-27-1300, Commission approval is required for regulated electric utilities seeking to sell real property with a fair market value in excess of \$1,000,000.

The property consists of certain real estate that is not required for DEP’s current utility operations. It was originally purchased to build a substation, but it was later decided that another location would be more appropriate, and the property became surplus.

The property is comprised of 5.48 acres of two adjoining parcels of land located adjacent to a public housing development known as Lee Walker Heights, which is owned by the Asheville Housing Authority. DEP intends to sell the property to the City of Asheville, North Carolina (the “City”). For the past few years, the Asheville Housing Authority has been in the process of redeveloping Lee Walker Heights, and the City believes the redevelopment project would be more successful if it could acquire the property that is the subject of this Application in order to assure its development as a mixed-

use and mixed-income project that would connect to and compliment the Lee Walker Heights development.

On October 11, 2017, DEP entered into an agreement with the City that would give the City the option to purchase the property. The City exercised that option on July 22, 2019, and DEP is seeking approval under that option to sell the property for \$5,300,000.

The property was purchased by DEP in 2014 for \$5,300,000, and the property was appraised for \$5,250,000 in January 2014. The net book value of the property is \$5,313,940. The original cost of the property being sold will be credited as a reduction of the amount carried upon the books of DEP under Account 101, “Electric Plant in Service.”

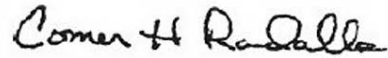
The Company represents that the proposed sale and transfer of the property will have no impact upon the utility’s ability to provide reliable electric service to its customers at just and reasonable rates.

The Commission has received no objection to the proposed sale and transfer of the property. The Office of Regulatory Staff recommends approval of the request.

We have examined this matter, and we approve the sale and transfer as just and reasonable and consistent with the public interest.


This Order shall remain in full force and effect until further order of the Commission.

BY ORDER OF THE COMMISSION:



Comer H. "Randy" Randall, Chairman

ATTEST:



Jocelyn Boyd, Chief Clerk/Executive Director